



Come See What *Sturgis* Has to Offer Your Business!

Easy Access to **Interstate 90**

Total Retail Leakage **\$81,120,550**

Demand for Food Services **\$59,689,939**

Average Daily Traffic Counts **18,210***

15 Minute Trade Area **39,000+ People**

*Based on SD DOT Traffic Counts



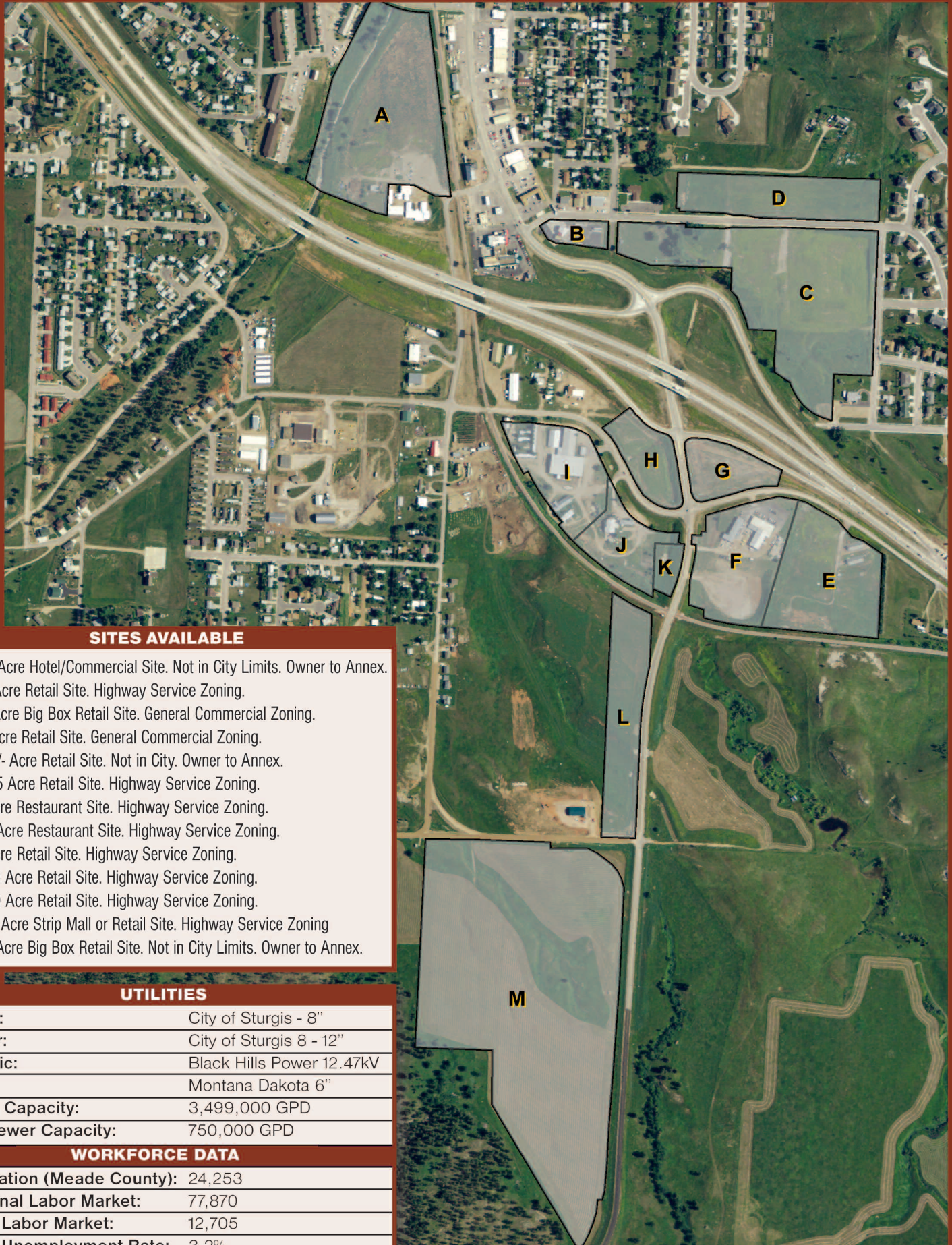
FOR MORE INFORMATION, PLEASE CONTACT:

Rick Bush *Director of Community Development*
1040 2nd Street • Sturgis, SD 57785
Phone: 605-347-4424 • Fax: 605-347-9187
Email: Rbush@SturgisGov.com

Dave Boone *City Manager*
1040 2nd Street • Sturgis, SD 57785
Phone 605-347-4422
Email: Dboone@SturgisGov.com

I-90 Exit 32 Vanocker Canyon Commercial Corridor

~ Sturgis, SD ~



SITES AVAILABLE

- A - 11.7 Acre Hotel/Commercial Site. Not in City Limits. Owner to Annex.
- B - 1.5 Acre Retail Site. Highway Service Zoning.
- C - 23 Acre Big Box Retail Site. General Commercial Zoning.
- D - 12 Acre Retail Site. General Commercial Zoning.
- E - 10 +/- Acre Retail Site. Not in City. Owner to Annex.
- F - 10.35 Acre Retail Site. Highway Service Zoning.
- G - 2 Acre Restaurant Site. Highway Service Zoning.
- H - 2.2 Acre Restaurant Site. Highway Service Zoning.
- I - 7.1 Acre Retail Site. Highway Service Zoning.
- J - 4.45 Acre Retail Site. Highway Service Zoning.
- K - 1.30 Acre Retail Site. Highway Service Zoning.
- L - 7.41 Acre Strip Mall or Retail Site. Highway Service Zoning
- M - 50 Acre Big Box Retail Site. Not in City Limits. Owner to Annex.

UTILITIES

Water:	City of Sturgis - 8"
Sewer:	City of Sturgis 8 - 12"
Electric:	Black Hills Power 12.47kV
Gas:	Montana Dakota 6"
Water Capacity:	3,499,000 GPD
Net Sewer Capacity:	750,000 GPD

WORKFORCE DATA

Population (Meade County):	24,253
Regional Labor Market:	77,870
Local Labor Market:	12,705
Local Unemployment Rate:	3.2%